

**CITY OF BROADVIEW HEIGHTS
PLANNING COMMISSION MTG. & CAUCUS
AGENDA**

DATE: *September 26, 2018 (7:00 PM) (Caucus 6:30 PM)*

CALL TO ORDER: Todd Kinzer, Chairman Time: _____ PM

ROLL CALL:

PLANNING COMMISSION MEMBERS:

- ___ Todd Kinzer (Chairman)
- ___ Bill Ridgeway (Vice-Chairman)
- ___ Rick Porter
- ___ Kenneth Emling
- ___ Roy Stewart
- ___ Don Taylor (Alternate)
- ___ John Tamer (Alternate)
- ___ Robert Boldt (Council President / Representative)
- ___ Tom Pavlica (Council Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Gary Yelenosky (City Engineer)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Nancy Grattino (Building Dept. Secretary)

Additional CITY OFFICIALS Present:

- ___ Sam Alai (Mayor)
- ___ George Stelmaschuk (City Council)
- ___ Brian Wolf (City Council)
- ___ Jennifer Mahnic (City Council)
- ___ Joe Price (City Council)
- ___ Glenn Goodwin (City Council)
- ___ Kristina Sorensen (Economic Development)
- ___ David Schroedel (Service Director)
- ___ Vince Ruffa (Law Director)
- ___ Jeff Hajek (Fire Chief)
- ___ Joe Fleming (Assistant Fire Chief)
- _____
- _____

CASE # 17-37: DISCOUNT DRUG MART – 9318 BROADVIEW RD – PPN: 583-04-004, 005 & 006 – SAM ADVENT, FABO ARCHITECTURE– NON-RESIDENTIAL DEVELOPMENT OF RETAIL STORE – FINAL APPROVAL

Applicant: Sam Advent – Fabo Architecture
1736 Columbus Road, Cleveland, Ohio 44113

Joe Balog - Dalad Group
4811 Van Epps Rd., Cleveland Ohio 44131

Property Address: 9318 Broadview Rd – PPN: 583-04-004, 005 & 006

This project is at the request of Ms. Sam Advent, who is representing Fabo Architecture, for the commercial development of a Discount Drug Mart on PPN: 583-04-004, 005 and 006 on Broadview Road. The three parcels for this development were approved by Planning Commission for a lot consolidation on 8-22-18.

Report by Building Commissioner: *Reviewed by safety service. Review all items on Planning checklist.*
Presentation by Applicant: _____
Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

CASE # 18-PC25 – SIGNS A,B,C,D: DISCOUNT DRUG MART – 9318 BROADVIEW RD –ELLET SIGN COMPANY – SIGNS – MULTIPLE

Applicant: Ellet Sign Company – Amy Noble
3041 E. Waterloo Rd., Akron, Ohio 44312
Property Address: 9318 Broadview Rd – Discount Drug Mart

This project is at the request of Ms. Amy Noble of Ellet Sign Company for multiple signs including wall/bldg., monument, directional and instructional signs as follows:

- Sign A – Wall/Bldg.signs - 3 (Discount Drug Mart) – North, South & East Elevations
- Sign B – Directionals – 4 total (enter & exit)
- Sign C – Monument sign w/ electronic message board & landscaping for sign
- Sign D – Instructional – 1 (Drive Thru Pharmacy)

Report by Building Commissioner: *Sign A: Compliant sign. Variance for 3rd sign. Sign B: Area and height compliant. Sign C: 3.8 sq. ft. area variance and 5” height variance. Sign D: 1.97 sq. ft. area variance.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC26 – SIGNS A & B: GIANT EAGLE CURBSIDE EXPRESS – 4343 ROYALTON RD – APEX PINNACLE SERVICES, LLC – SIGNS – WALL/BLDG & PARKING LOT MONUMENT/POLE

Applicant: Apex Pinnacle Services, LLC – Bill Holsman
1873 East 55th St., Cleveland, Ohio 44108
Property Address: 4343 Royalton Rd – Giant Eagle

This project is at the request of Mr. Bill Holsman for a wall/bldg. sign and for a parking lot monument; included are ground/parking lot paint templates for directional. The signs to be approved are as follows:

- Sign A – Wall/Bldg.sign – (Giant Eagle – curbside express)
- Sign B – Parking Lot Monument/Pole – (curbside express – pick-up here)

Report by Building Commissioner: *Sign A: Additional wall signage far exceeds wall sign limits in sq. ft. Sign B: No provision in code for this sign (looks like a pole sign which is prohibited).*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

NEW BUSINESS: _____

OLD BUSINESS: _____

APPROVAL OF MINUTES: September 12, 2018 _____

MOTION TO ADJOURN: _____

SECOND BY: _____

ADJOURNED AT: _____ PM